

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

SEPTEMBER 25, 2012

Lin Muscatel, LLC proposes to subdivide a 4.2 acre parcel of land at 5006 North Bartlett Avenue in San Gabriel. The existing site has one heritage Oak tree that will be preserved and protected. The project consists of 30 detached condominiums with onsite amenities such as a swimming pool and playground area; a sound wall to minimize noise from an adjacent railroad corridor; ample guest parking; and through access to two adjacent streets. The project will also provide 3 affordable units for very low income households.

The Regional Planning Commission approved this project on May 18, 2011. And, although there is no evidence that this project will have a significant effect on the area, there are community concerns regarding existing traffic conditions, parking and infrastructure.

I, THEREFORE, MOVE that the Board of Supervisors:

- 1. Condition the Project to establish possible preferential parking for Bartlett Avenue and Muscatel Avenue south of Broadway, if it is determined to be necessary to the mutual satisfaction of the County and adjacent residents. The Project shall be solely responsible for the costs to establish the preferential parking district. In addition, the type of measures to be used (e.g., meters, permits, signs) shall also be determined to the mutual satisfaction of the County and the adjacent residents. The Project shall be subject to the requirements of the condition until two years after the issuance of occupancy permit.

- M O R E -

MOTION

MOLINA _____

RIDLEY-THOMAS _____

KNABE _____

ANTONOVICH _____

YAROSLAVSKY _____

2. Require the Project to submit a Construction Operations and Parking Plan for review and approval which ensures the Project will meet the following goals:
 - a) Minimize potential adverse impacts on the community and the operation of the road network;
 - b) Allow for continuity of safe pedestrian and cyclist movement near work areas;
 - c) Maintain residential property access;
 - d) Maintain the existing availability of residential parking; and
 - e) Manage traffic through and around construction area.
3. Consider the MND for Tentative Tract Map No. 071234, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the MND reflects the independent judgment and analysis of the Board, and adopt the MND.
4. Indicate the Board's intent to deny the appeal and Instruct County Counsel to prepare the necessary findings to affirm the Commissioner's approval of Tentative Tract Map No. 071234, Oak Tree Permit No. 201000009 and Housing Permit No. 201000002.

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